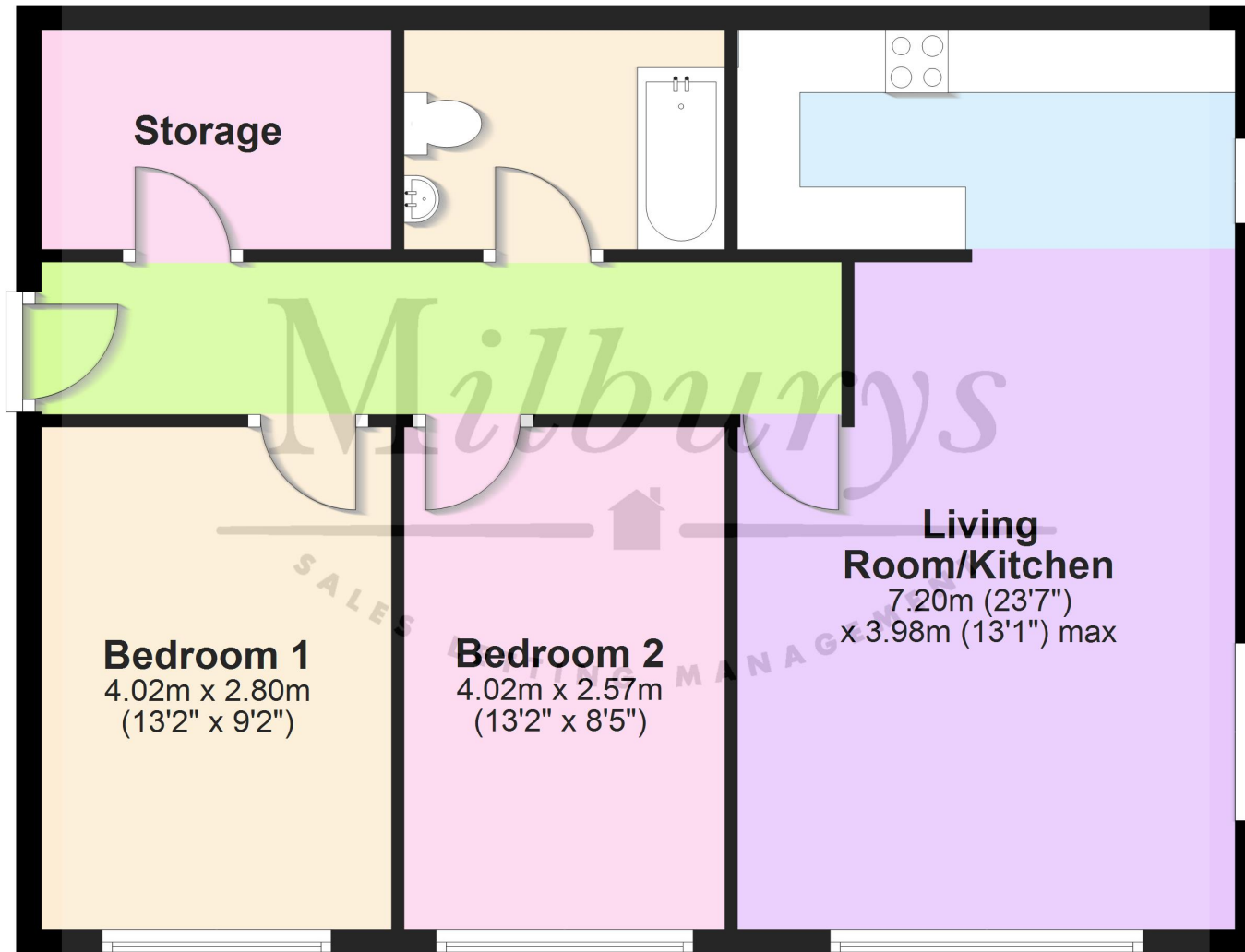






## Ground Floor

Approx. 68.7 sq. metres (739.0 sq. feet)



Total area: approx. 68.7 sq. metres (739.0 sq. feet)

For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.

# Flat 3, 12 High Street, Wotton-under-Edge, Gloucestershire GL12 7DB

An excellent opportunity to acquire a characterful property in the highly sought-after location of Wotton-under-Edge High Street. With shops and local amenities just moments away, this third-floor apartment enjoys a prominent position, boasting elevated views across the town. Ideal for first-time buyers and investors alike, the property offers spacious and well-appointed accommodation. It features two generously sized bedrooms, a large storage cupboard, and a modern bathroom. The bright open-plan living space seamlessly connects to the kitchen, creating a welcoming and sociable environment. Thanks to its dual-aspect design, natural light floods in, framing picturesque views from both angles. Adding to its charm, the property benefits from characterful sash windows and sits within a Grade II Listed building, preserving its historic appeal. A wonderful opportunity for those seeking a home full of character in a prime location. This property is readily available for viewing with no onward chain—contact our Wotton-under-Edge branch today.

## Situation

This charming Cotswold market town enjoys a vibrant High Street with an eclectic mix of independent shops and cafes, further complemented by two mini-supermarkets plus its own independent cinema (dating back to 1911) which shows current and arthouse films with digital and 3D equipment! Wotton-under-Edge is situated amidst beautiful countryside on the edge of the Cotswold escarpment, ideal for families and for those wanting to be part of a thriving community. The M5 Junction 14 is approx. 5.1 miles for commuters to Bristol, Gloucester and Cheltenham whilst Tetbury is 10.1 miles. For rail links to Bristol and Gloucester Cam and Dursley Railway Station is approx. 7 miles away. There are two Primary Schools centrally located in Wotton plus you will find more in the surrounding villages of Charfield, Tortworth and Hillesley. For secondary education the reputable Katharine Lady Berkeley is situated on the outskirts of the town in nearby Kingswood so still walking distance. Outdoor pursuits include exploring the Cotswold Way which runs directly through the town, the local Golf club, a refurbished Open Air Pool Swimming Pool (seasonal) with a retractable enclosure and for those with a flair for antiques and collectables, why not visit the Wotton Auction Rooms.

## Property Highlights, Accommodation & Services

- No Onward Chain - Fantastic Opportunity!
- Two Double Bedroom Apartment In The Heart of Wotton-under-Edge.
- Generous Sized Dual Aspect Living Room and Kitchen
- Beautiful Views of Open Countryside
- In Need Of Updating And Modernisation
- Grade II Listed
- Great Investment Opportunity
- Walking Distance To Wotton High Street And The Cotswold Way
- Stroud District Council - Band A

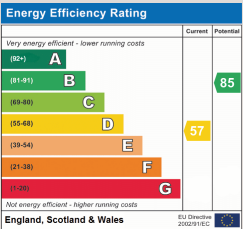
## Directions

No.12 is located at the top of the High Street on the left hand side. Access to the apartment is via the entrance around the corner on Haw Street.

**Local Authority & Council Tax** - Stroud District Council - Tax Band A

**Tenure** - Leasehold

**Contact & Viewing** - Email: [mil\\_wottonsales@milburys.co.uk](mailto:mil_wottonsales@milburys.co.uk) Tel: 01453 842666



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)









